

**JUAN DE FUCA LAND USE COMMITTEE**

Notice of Meeting on Tuesday, **June 15, 2021, 2021 at 7:00 pm**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

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**SUPPLEMENTARY AGENDA**

1. Additional information received for the following agenda items:
  - a) Agenda Item 6 a) RZ000270 – Section 4, Renfrew District Except Those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 (12036 West Coast Road)
    - Rebecca Oldroyd, Jordan River
  - b) Agenda Item 6 b) RZ000271 – PID: 006-452-230 (9662 West Coast Road)
    - Gerard LeBlanc, Shirley
    - Bryan Taylor, Shirley
    - Tony White, Shirley
    - Brenda Mark, Shirley

## Wendy Miller

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**From:** Wendy Miller  
**Sent:** Tuesday, June 15, 2021 2:56 PM  
**To:** Wendy Miller  
**Subject:** Thank you and supporting!

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**From:**  
**Sent:** March 2, 2021 8:29 PM  
**To:** [info@jordanriverbrewery.com](mailto:info@jordanriverbrewery.com) <[info@jordanriverbrewery.com](mailto:info@jordanriverbrewery.com)>  
**Subject:** Thank you and supporting!

Hey guys and gals,

I just wanted to send out a supporting note and give some encouragement. I own in Jordan River and will be out there half time with also possibly having a rental. I really think you nailed it with putting up a website to inform people with what your doing and really hope you get all the permits you need to go forward with this in our community. Thank you so much for considering everyone and giving back. To me, it means alot. Regardless I supported this, in my books you've nailed it:)

Looking forward to the new growth and development.

Rebecca 🙌😊

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## **jdf info**

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**From:** Gerard LeBlanc  
**Sent:** Thursday, April 01, 2021 12:43 PM  
**To:** jdf info  
**Subject:** Zoning Amendment Application; RZ000271; P.I.D. 006-452-230 ( 9662 West Coast Road)

I am a resident of Shirley and have a few questions and suggestions for consideration regarding the proposed rezoning. I have concerns with potential nuisances for the neighbourhood and would like to offer a potential alternative to a rezoning through consideration of a Temporary Use Permit. Was the option of a Temporary Use Permit considered as an alternative to allow the proposed industrial sawmill?

A Temporary Use Permit, although providing the applicant initially with less certainty in terms of permitting the use, would allow the CRD, and importantly, the local neighbourhood along West Coast Road and Kirby Creek Estates to evaluate the impacts of the use over time. It would also help in determining whether future additional conditions might be required for it to continue operating when the Temporary Use Permit comes up for renewal.

A Temporary Use Permit would set a time frame for the applicants to continue the use, with conditions, and would allow them to manage the use accordingly and minimize noise, dust and other potential nuisances that might arise from the operation of an industrial sawmill. It would also enable the property owners to operate at their desired capacity and function – milling, planning and custom cutting for example, for the period specified in the permit on a daily basis. As I recall Temporary Use Permits can be granted for up to five (5) years and that they can also be renewed for another similar period of time. The use could be made permanent through a rezoning if permit requirements were adhered to and if neighbourhood impacts were dealt with to the satisfaction of the surrounding neighbourhood.

It's not an ideal option for the property owners but would offer some assurance to the surrounding community of the suitability of the use and having a well operated sawmill within the community. As business owners I believe the owner/operators would do their utmost to comply with conditions regarding noise, dust and other nuisances that could arise from the proposed industrial sawmill as it would enable their business to continue for some time and possibly to become a permanent permitted use under an appropriate zone. Conditions on screening, location of a building and other restrictions such as vegetative buffering could also be considered with a Temporary Use Permit.

Although controlling access and egress to the site is not within the authority of the CRD, the increased intensity potentially created by an industrial sawmill there will likely be increased traffic for logging truck deliveries and for customer pick-up, likely by single- or double-axle truck. With the location of the access in the portion of Shirley Hill adjacent to the Community Hall, the Shirley Fire Department and Sheringham Point Road, with the Lighthouse Park and Shirley Delicious restaurant located nearby, will there be a requirement to have the impacts of traffic associated with the proposed industrial sawmill considered? Quite often that area/intersection seems to be busy traffic-wise; the proposed industrial sawmill would likely add to that traffic and possibly increase the risk for potential vehicle conflicts.

Thank you for receiving these comments and forwarding them to the Shirley/Jordan River Advisory Planning Commission and the JDF Land Use Committee.

*Gerard LeBlanc*

*Shirley, BC,*

April 3, 2021

Bryan Taylor

Shirley, B.C.

To: SHIRLEY/JORDAN RIVER ADVISORY PLANNING COMMISSION

Re: *Zoning Amendment Application 9662 West Coast Rd.*

Hello;

I am a resident of Shirley and I would ask for this opportunity to add my view on this.

I grew up in a small town in rural Quebec. It was 30 km North of Montreal. They put in a highway, more people came and saw and then the big developers came. This has since happened to me in Delta B.C., and in a remote area of Surrey as well.

These towns all "tried" to grow organically but because of restrictive bylaws (put in place for GOOD reason) but still extremely complicated and onerous for a private individual to navigate. These incumbents who had been in the community for years and appreciated what the area had to offer and were the most qualified to grow their business in a responsible and qualified manner became frustrated with the process and simply gave up or sold out.

I feel *this* is what we need to address. The people *are* coming, and this cannot be stopped. The large developers that are responsible for the gentrification of our towns have seen this. (Please look at Langford/Luxton area) One may point out that these developers are subject to the same onerous bylaws as the rest of us but they have the money to pay lawyers to find ways to change bylaws. Please do not tell me this won't happen; I have actually experienced this numerous times!!

In my view I feel as a community we need to get together and decide to allow some "negotiation and flexibility" so that the folks here that want the inevitable growth to be done in a community spirited and ecologically sound way for the future.

Highways has 'drawn first blood' on this. We are widening West Coast Rd and this is absolutely huge. The "easier" it is to access, the more people will come. I cannot express strongly enough how much money talks!! These people will demand services and if the services are not provided by locals, outsiders will come in!

I personally feel this application should be approved and allow these folks to expand to what I feel is needed in our community right now.

I would also ask if there is any machination in place to allow for "temporary rezoning or bylaw changes?" In other words an approval for a specific use? Can we 'tailor' the applications/approvals for each? We are really just at the beginning of what is to come and unless we want Shirley to become the next Walmart/Condo town I feel we should learn from past mistakes and try to get in front of this?

Thank you for your time.

Sincerely,

Bryan Taylor

①

From

We have lived in Shirley for 28 Years as you know. we moved out here for peace and quite. There is no peace and quite with a saw mill across the street from our house that runs 5 days a week. I Tony White talk to a Real Estate agent and he said a saw mill across the street will affect our value of our house the biggest investment we will make in our life time. no noisy saw mill in my back yard.

I called CRD Bylaw about the noise from the saw mill. in October 2020 it is now June 2021 and we still hear that noisy saw mill 5 Days a week

June 14,  
2021

②

Every Day we Hear noise From the Sawmill across the street is making us sick From the noise and I get a Headache From the noise.

I asked ~~mitte~~ Hicks and Lance From the CRD By Law would you Be ok with a saw mill across the street From your House and They said I can't comment. We Have worked Hard to pay off our House and I can stay Home more and we do not want to Hear a noisy saw mill 5 Days a week. You People at the meeting tonight ask your self would you want a noisy sawmill across the street From your House.

③

Your By Law Reads Lots Between

1 to 4 Ha Portable Saw mills can operate  
For 30 Days a year, and no equipment or  
process cannot create noise. this needs  
To stop.

You Have Been aware of the problem  
For 8 months.

This is not a Lemonaid stand across  
The street it is a noisy sawmill  
in my Back yard.



## **JDF Land Use Committee, June 15 2021 Meeting**

**Re: proposed Bylaw 4407 to amend Bylaw 2040, Zoning Amendment Application for 9662 West Coast**

I wish to make comments to the Committee about aspects of noise related to sawmills. A sawmill is rated as being right up there at the top of the list of adverse noises and negative influences on property values. Regarding the current operation of the sawmill at 9662 West Coast Road, of 4 immediately adjacent property owners, 2 have stated they are not bothered by the noise or other aspects, 1 did not comment, and 1 is extremely affected by the noise. He is in a direct line from the mill, and his quiet and peaceful enjoyment of his property has been ruined, and he is justifiably worried about his property value if he were to sell. He is perhaps home more during the day, and one wonders if the others are not there to experience the full effects of the sawmill operating, or if there are other factors for them.

There is no board fence, whatever height, which would be adequate to effectively reduce the sound of this type of mill 30 m away. The only kind of fence which might work is a proper noise reduction solid concrete fence such as is used along highways. Or better still, enclosing the mill in a building. [The owners of the mill stand to gain considerable economic benefit from a rezoning that allows them to operate full-time and should be required to take the most effective measures to mitigate noise.](#)

On reading the proposed Bylaw 4407, **Schedule A, (e) 3.09 Portable Sawmill (e)** states that the mill cannot create noise that exceeds a level of 55dB at the property line – that should state any property line. This is a very good measure, but the question is how is to be monitored and enforced? Will it up to an individual to monitor noise levels in dBs and make a complaint?

CRD Bylaw made good recommendations regarding follow up on complaints about unacceptable noise. The Bylaw Officer also suggested that the CRD might consider retaining the right to rescind agreements if violations are not corrected. That may offer more protection for current and future residents.

Thank you

Brenda Mark, Shirley BC